

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR
MULTNOMAH COUNTY, OREGON
ORDINANCE NO. 168

An ordinance amending the Zoning Ordinance, No. 100, of Multnomah County, creating a new provision for lots of exception within the commercial forest use district.

Multnomah County ordains as follows:

Section I POLICY AND PURPOSE

A. Ordinance No. 148, which amended Ordinance No. 100, established rural and natural resource districts, authorized the granting of Lots of Exception for new dwelling sites by quasi-judicial action and for pre-existing dwellings by administrative action. Lots of Exception authorizations were not included in the Commercial Forest District CFU-38 provisions in order to limit the opportunity for new dwellings on commercial forest land, in accordance with Comprehensive Framework Plan Policy No. 11. Authority to grant Lots of Exception for pre-existing dwellings, however, was also excluded.

B. The purpose of this Ordinance is to add provisions to the CFU-38 district, authorizing administrative approval of Lots of Exception for pre-existing dwellings which do not increase the number of permitted dwellings, as authorized in the other rural and natural resource districts.

Section II AMENDMENT

Subsection 3.114.a. is amended to read as follows:

"a. Except as provided in subsections 3.114.05, 3.114.1 and 3.115, the minimum lot size shall be 38 acres.

Section III AMENDMENT

Section 3.11 of Ordinance No. 100 is amended by inserting the following subsection between subsections 3.114 and 3.114.1:

"3.114.05 Lot of Exception

"The Planning Director may grant a Lot of Exception based on a finding

that the permitted number of dwellings will not thereby be increased above that otherwise allowed in this district; provided that the decision of the Planning Director may be appealed to the Hearings Council pursuant to subsections 12.38 and 12.39."

Section IV AMENDMENT

Subsection 3.114.2 of Ordinance No. 100 is amended to read as follows:

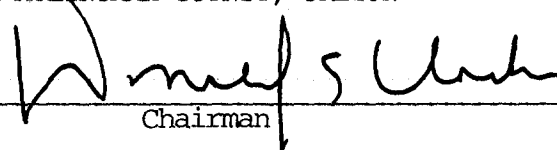
"3.114.2 Except as otherwise provided by subsections 3.114.05, 3.114.1.b, and 3.115, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than the minimum lot or yard requirements or result in a lot with less than the size or width requirements of this district."

This Ordinance being necessary for the health, safety and general welfare of the people of Multnomah County, shall take effect on the thirtieth (30th) day after its adoption pursuant to Section 5.50 of the Charter of Multnomah County.

Adopted this 25th day of July, 1978, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

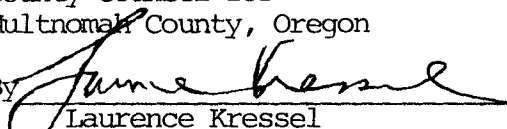
By


Chairman

APPROVED AS TO FORM:

JOHN B. LEAHY
County Counsel for
Multnomah County, Oregon

By


Laurence Kressel
Deputy County Counsel